

# \$1,478,000 - 5418 And 5422 48 Avenue, Olds

MLS® #A2268282

**\$1,478,000**

0 Bedroom, 0.00 Bathroom, 3,754 sqft

Multi-Family on 0.00 Acres

NONE, Olds, Alberta

Fabulous location, walking distance to Olds College! Well maintained and managed, this property offers 2 - 4 plexes (2 bed, 1 bath units) on one title. Many capital cost expenditures done over the past 20 years: asphalt shingles - 15 years, windows and patio doors - 10 years, approx 6 of the 8 furnaces, hot water tanks as needed, electrical switches and outlets in 7 of the 8 units, decks redone, paint and flooring upgrades between tenancies. Each building features 2 main floor units, and 2 basement units. Photos are of 2 units when they were vacant, one main floor unit, and one basement unit. Building is fully occupied. 9 parking stalls, 8 of them energized. Tenants pay all utilities. Landlord pays garbage. Full package available upon request. Room to increase rents as some rents are below current market rates.

Built in 1975

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2268282     |
| Price          | \$1,478,000  |
| Bathrooms      | 0.00         |
| Square Footage | 3,754        |
| Acres          | 0.00         |
| Year Built     | 1975         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5418 And 5422 48 Avenue |
| Subdivision | NONE                    |
| City        | Olds                    |
| County      | Mountain View County    |
| Province    | Alberta                 |
| Postal Code | T4H 1G4                 |

## Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 9                    |
| Parking        | Parking Pad, Plug-In |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

## Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 5                  |
| Zoning         | R3                 |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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